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**S-4291**  
**LAFAYETTE PLAZA SOUTH, REPLAT OF LOTS 1 & 2**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**March 15, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and property owner McDonald's Corporation with consent of plaza owner Castle Plaza South, LLC, and represented by Latisha Johnson of GPD Group, is seeking primary approval to replat two commercial lots on 7.66 acres. The purpose of the request is to raze the existing and rebuild a larger McDonald's located at the southwest corner of Old US 231 and Beck Lane, in Lafayette, Wea 6 (NE) 22-4.

**AREA ZONING PATTERNS:**

The site is zoned GB, General Business as is all surrounding property except to the west behind the existing shopping center which is zoned R3.

**AREA LAND USE PATTERNS:**

Businesses surround the existing shopping center except for a church to the northeast, a couple of single-family houses to the north/northwest and a retention pond and duplexes in the White Pines Subdivision, which are adjacent to the west.

**TRAFFIC AND TRANSPORTATION:**

Old US 231 is classified as a primary arterial by the adopted *Thoroughfare Plan*; Beck Lane west of the old highway is classified as a local. The required right-of-way for both Beck and Old 231 has been shown on the sketch plan. The city is requiring a "no vehicular access" statement along both frontages except for the existing three driveways on Lot 1.

The City Engineer's Office will verify that the parking spaces meet the requirements of the ordinance for both the new McDonald's lot as well as the existing shopping center lot.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water serve the site.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct except for the setback along the west side of Lot 2 which should be 0' and along the south side of Lot 2, which as the rear of the lot, should be 15'. No buffering is required since Lot 1 and the adjacent R3 zoned land are already developed. Lot width and area are sufficient.

**STAFF COMMENTS:**

Since the purpose of this subdivision is to make the McDonald's lot bigger in order to expand the existing business, petitioner could have recorded an "exemption E" deed to attach the 23,910 square feet from Lot 1 to Lot 2. Petitioner chose to go through the subdivision process instead.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the Old US 231 and Beck Lane right-of-way lines.
2. All existing easements, covenants or restrictions shall be shown and referenced, as shall any vacated access easements, with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted and the side and rear setbacks on Lot 2 (shown incorrectly on the sketch plan) shall be corrected.
4. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.